

# **Town of Windsor Planning Board**

---

**Meeting of January 13, 2015**

The special January meeting of the Town of Windsor Planning Board was called to order at 7:33 pm by Chair Shelly Johnson Bennett. Also present from the Board were Carl Gordon, Eve Neureuter, Doug Saunders, Fran Stone, Bridgette Elliott VanNorman and Secretary Bruce Cameron. Also in attendance were Code Enforcement Officer Dave Brown, Town Engineer, Ron Lake, David Ballard, Adam Fishel of Marathon Engineering and Peter Oleszczuk of Midwest Property Development.

On the motion of Mr. Stone, seconded by Eve Neureuter, the Planning Board unanimously approved the minutes of its Dec. 15, 2014, meeting as presented.

Mr. Fishel and Mr. Oleszczuk made their presentation on the proposed Dollar General store at 29 North Road. Mr. Fishel said landscaping will be done along North Road bordering the parking lot with clusters of 4 to 5-foot tall junipers to act as a barrier. Mr. Oleszczuk said they will be replaced if they die off. He was adamant that no architectural upgrades or lighting changes would be made due to budget costs. After extended discussion with the board regarding the color of the building, Mr. Oleszczuk said he was amenable to clear coating the split block front façade instead of painting it ecru. Mr. Ballard said he was in favor of the proposal. Mr. Oleszczuk estimated the building would be completed within 60 to 75 days from the start of construction. Code Enforcement Officer reminded all that he is awaiting word on the driveway permit application from Broome County Department of Public Works.

On the motion of Mr. Stone, seconded by Mrs. VanNorman, the Planning Board recommended approval of the site plan to the Town Board with the following conditions:

1. The Town Board and the Town Highway Superintendent review the County Department of Public Work's recommendation regarding the access application;
2. The SWPP be referred to the Town Engineer for review; and
3. The developer use clear coat on the split-face block on the front façade.

Mrs. Neureuter was the sole negative vote.

On the motion of Mr. Stone, seconded by Mrs. Neureuter, the Board adjourned at 8:55pm. Its next meeting will be Wednesday, January 28, at 7:30pm in the Town Hall.

Respectfully submitted,  
Bruce Cameron, secretary